



Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

Meeting of March 23, 1987

Present: Sherr, Chaput, Sillers, Leask, Davis, Clarke and Raftery

Minutes and Mail

The minutes of March 9, 1987 were read. No amendments were suggested and a motion was made to accept them as presented. Duly seconded, the motion was unanimously passed.

ANR - Duren

A plan of land for David R. Duren dated February 12, 1987, drawn by Stamski and McNary was presented. It appears that the lots thereon (2 in number) derive their frontage from a way shown on a minor subdivision plan approved by the Board on February 14, 1958. The ANR plan was approved by unanimous vote on a motion made for approval and duly seconded.

Wetland Protection Bylaw

George Foote described the difference between the proposed bylaw and the State's wetland protection act. He also qualified his comments by stating that he was opposed to the proposed bylaw. He described the benefit to the town as having a Conservation Commission with more practical power over a developer, but he was concerned about the procedure, the appeals process, the expertise of the Zoning Board of Appeals and the ability to avoid the expertise of the DEQE.

Housing Assessment Committee

John Valentine, Art Milliken and Marty Galligan appeared to report on progress to date. They also presented a copy of their interim report to the state. Several options are being considered: accessory apartments, multiple family dwellings, use of town and conservation lands, etc. No detailed plans have been set as yet, but a great deal of research is being done. Art Milliken expressed the opinion that any proposal to the town must be politically acceptable, i.e., have a chance of acceptance. George Foote suggested that the addition of use of auxiliary dwellings where lot size is sufficient to regular lot use might help provide low and moderate income housing. Art suggested that by a possible fall 1987 town meeting a housing authority be proposed, specific sites be identified and liberalization of certain bylaws to promote housing be encouraged.

Town Planner

The Finance Committee has approved half a planner for half a year. We have the ability to seek full approval at Town Meeting. It was suggested that an advertisement be placed in the American Planning Association, New England Chapter Bulletin Board. Steve Davis felt that a six month term might be too short to

attract anyone. A motion was made and seconded to reaffirm the request for \$10,185 for a half-time planner for the full year.

Zoning Bylaws

Upon motion duly made and seconded, the Board recommended approval of Articles 14, 15, 16, 17, 20 and 22.

A motion to adjourn was made at 10:20 P.M.

Respectfully submitted,

Thomas J. Raftery